

**Rochester Planning Board
Minutes of February 8, 2022**

Present: Arnold Johnson, Chairman
John DiMaggio, Vice Chairman
Bendrix Bailey, Clerk
Michael Murphy, Assistant Clerk
Chris Silveira
Lee Carr

Absent: Mark Rousseau

Nancy Durfee, Town Planner
Lori Walsh, Recording Clerk

The meeting convened via Zoom Meeting ID 831 0498 3538 and members joined in-person at Old Colony Regional Vocational Technical High School. Chairman Johnson called the meeting to order at 7:05 p.m. and stated the meeting was being recorded.

INFORMAL DISCUSSION

Countryside Childcare, 565 Rounseville Road, Map 30 Lot 25D – Plumb Corner

Brian Wallace was present to speak to the Board about the re-location of the Countryside Childcare Playground. Chairman Johnson had some questions about the berm. Chairman Johnson said based on their discussion at a tech review last week, they talked about extending the Cape Cod berm further down. Brian Wallace explained, the revised plan addresses the tech review comments and that there are spot grades on the plan; and some of the paved access ways and the cross walks into the play ground provide just enough elevation change to maintain the drainage from the parking lot. Chairman Johnson asked how they are going to treat that with the two interruptions to the berm. Mr. Wallace said that the berm would remain where it is and the pavement is sloped so it would not be as prominent as it is today. Chairman Johnson said that the water would flow into the playground. Mr. Wallace added that it would flow away from the playground. Chairman Johnson said that one of the things that was discussed at the review was the re-location of other tenants' storage units and material, what is the status of that? Mr. Wallas said that a copy of the plans was provided to the owner of Matt's Board, also located in the Plumb Corner Mall. Chairman Johnson said that they will look into that further, then questioned the dumpster location and agreed one location is preferable, and the Board of Health would appreciate that as well. He also mentioned, to ensure a swing analysis would be conducted with the width of 53 foot trailer in order to make the swing possible before the start of the new dumpster location. Mr. Wallas said, they will take a look at that. Chairman Johnson said he is worried about trucks being able to come around the corner safely. The Chairman asked, Matt Gurney if he had a chance to look at the plan with the re-location of the containers. Mr. Gurney said, if you looked over there today, those trailers would be located in about three feet of water. Mr. Rousseau also mentioned, that he took some pictures, and he asked if it would be possible if they could move them forward maybe the first three feet of the black top and pull the trailers up closer to the building. Mr. Wallace said, that they could certainly look at that. Chairman Johnson asked, Mr. Wallace why there is all that water over there and Mr. Wallace replied, he thought it was because there had been a lot of rain, snow and ice melting, and he will look at the catch basin.

PUBLIC HEARINGS

***(Continued from January 25, 2022)* A Solar Energy Facility Installation Special Permit Application and Special Permit Application for Groundwater Protection, filed by Renewable Energy Development Partners, LLC, for property located at 109 Neck Road, Map 40, Lot 3. The applicant proposes, two-phase construction of a canal canopy solar array and a dual-use energy array that will be utilized for both renewable energy and for agricultural purposes. The applicant's representative is Sarah Stearns, Beals and Thomas, Inc.**

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Sarah Stearns from Beals and Thomas was present for this project with Ian Ward and Hank Quimet who is the applicant. Sarah Stearns updated the Board on what transpired prior to their last meeting with the board. Beals and Thomas sent a response package to Kenny Motta from Field Engineering. Mr. Motta reviewed the project supplemental materials and revised plans and he stated they have met all of their concerns and suggestions.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve the Decommissioning Bond for \$133,000. The motion carries unanimously.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve the Five-year Landscape, Screening and Drainage Bond for \$15,000. The motion carries unanimously.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve the Timber Assessment Bond for \$2,000.00. The motion carries unanimously.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve the Two-year Landscape Bond for \$35,000.00. The motion carries unanimously.

Chairman Johnson stated, that the waiver list needed to be revised before they can make a motion to approve the proposal. He said, there are items itemized according to the by-laws that need to be addressed. Sarah Stearns said that she will clarify the waivers and submit a revised Waiver Request Letter to the board. Chairman Johnson said, he also needs clarification for drainage and emergency access. Sarah said, they will provide an updated letter prior to the next meeting. Chairman Johnson, mentioned the first paragraph is clearly stated, but not in the canopy language. Sarah Stearns replied, that they will clarify the language. He also asked if they could include the cross section of the berm on the plans.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to continue the public hearing to February 22, 2022.

BOARD BUSINESS

Minutes

No action was taken with regards to the January 25, 2022 meeting minutes.

Vouchers

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve Gary Mills, Hartley Mills, Landscape Surety, \$1,021.65 + interest. The motion carries unanimously.

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to approve the Clean Energy, 248 Mattapoisett Road, Reimbursement Escrow, \$1,286.96 + interest. The motion carries unanimously.

Review

Draft Decision, 0 Mary's Pond Road, Merry Bog, Form C

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to reopen the hearing for Merry Bog subdivision. The motion carries unanimously.

A motion was made by John DiMaggio, seconded by Mike Murphy, to approve the waivers in Section 4.2.1. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the waivers in Section 4.2.2. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the waivers in Appendix A and Appendix D. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to close the hearing. The motion carries unanimously.

Draft Decision, 0 Mary's Pond Road, Merry Bog, Form C Special Conditions

Condition number 22., a statement shall be added that the road will remain private
Condition number 23., maintenance of the street sign needs to be added.

Chairman Johnson, added the Surety Bond needs to be provided prior to construction

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to condition the amount for the Surety Bond to take place at the Pre-Construction meeting. The motion carries unanimously.

A motion was made by Bendrix Bailey, seconded by Mike Murphy, to approve the plan. The motion carries unanimously.

NEW BUSINESS & PUBLIC COMMENTS

Annual Report

A motion was made by, Bendrix Bailey, seconded by Mike Murphy, to accept the 2022, Annual Report.
The motion carries unanimously

Rules and Regulations Draft

Town Planner, Nancy Durfee provided an updated version of the Rules and Regulations Governing the Subdivision of Land for the Board's review.

TOWN PLANNER UPDATES

Town Planner Durfee updated the Board on Escrow, Surety and Bond accounts. The accounts have been rectified until the spring when the Board will conduct site visits to the remaining completed solar projects.

The Board is interested in updating their Master Plan, and town will move forward to submit a Letter of Interest to the One Stop Grant program for the purpose of updating the current plan.

The Town is interested in preparing a feasibility study for the Public Safety buildings. The Town Planner, submitted a Letter of Interest for a Municipal Vulnerability Program Grant application. The grant will look at the police and fire buildings and make a recommendation as to the best course of action to take.


The Town Planner, reviewed the current Open Space and Recreation Plan and noticed it was lacking certain required components. The state was contacted and confirmed the OSRP was approved with conditions. The Town Planner will look to submitting a DLTA Grant from SRPEDD to complete the mapping requirements. The Conservation Agent and Town Planner will begin working together to meet the final requirements necessary to have an approved OSRP for the Town of Rochester.

OLD BUSINESS

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A motion was made by John Demaggio, seconded by Bendrix Bailey, to adjourn at 8:21 PM. The motion carries unanimously.

Date: 3-11-2022



Arnold Johnson, Chairman

Lori Walsh, Recording Secretary